

020 7290 4555

NashBond

Retail Property Consultants



SHOP TO LET 105 QUEENSWAY LONDON W2

Subject to Vacant Possession

Location The property is located on the western side of Queensway, within the busiest block between Bayswater Underground Station and Whiteley's Shopping Centre. The shop is directly adjacent to **Office Shoes** and **Pizza Hut** and close to **Pret a Manger, Ann Summers, Footlocker, O2** and **Barclays Bank**.

Accommodation The premises are arranged over ground and basement levels comprising the following approximate dimensions and net internal floor areas:-

	<u>Imperial</u>	<u>Metric</u>
Gross Frontage	17' 10"	5.44 m
Internal Width	16' 2"	4.93 m
Shop Depth	60' 5"	18.42 m
Ground Floor Sales	958 sq ft	89 sq m
Ground Floor Storage	100 sq ft	9.29 sq m
Basement Store	1,060 sq ft	98.48 sq m

Lease Subject to vacant possession, the property is to be made available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

Rent Offers are sought in the region of **£130,000** per annum exclusive of rates, service charge and VAT (if applicable).

Rates We have been advised that the following figures apply:

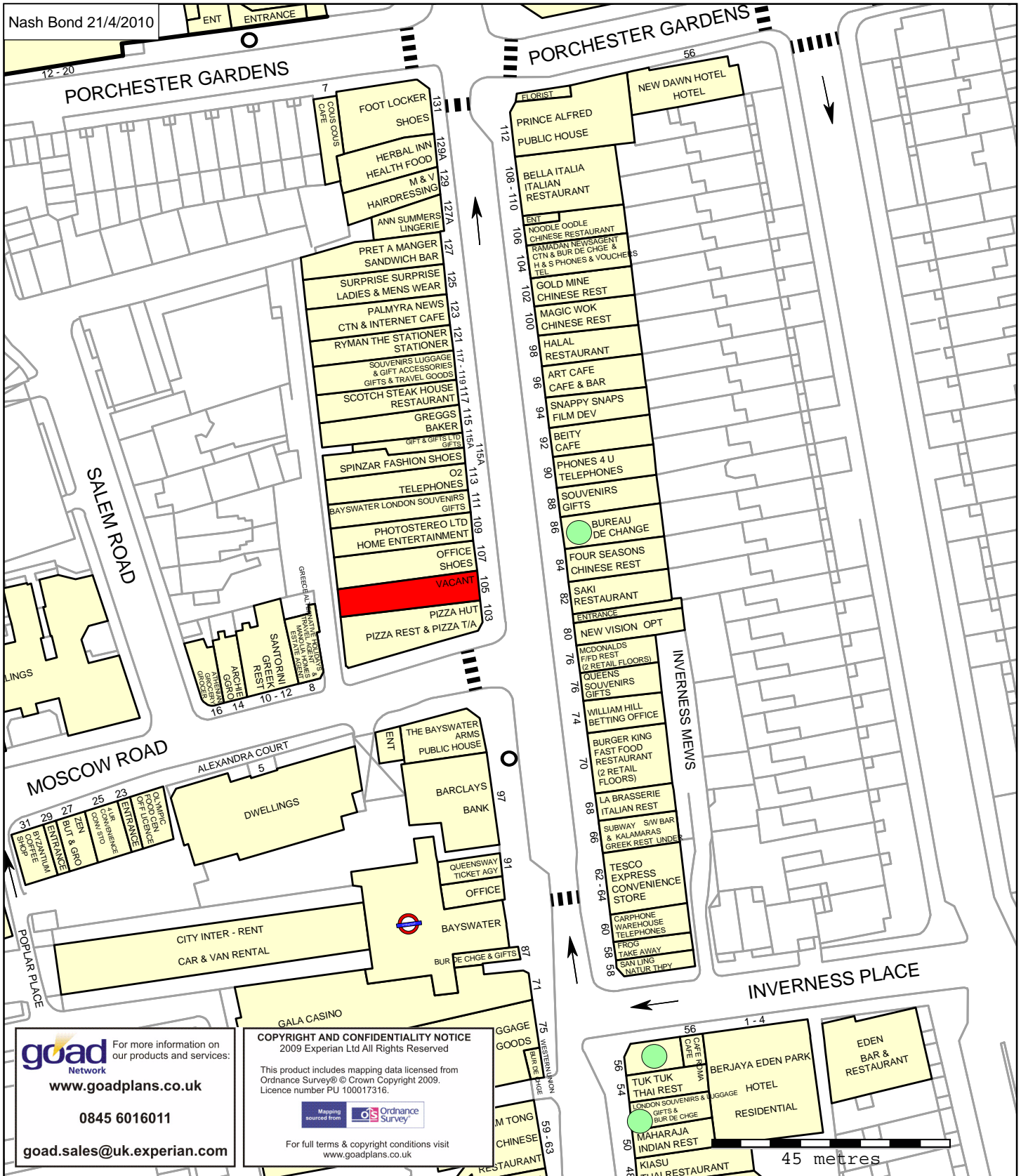
Rateable Value 2010	£115,000
Rates Payable (2010/2011)*	£ 47,610

*Interested parties are advised to clarify with the relevant Local Authority the above figures and whether transitional adjustments to the rates payable will be applicable. Further details are available from www.voa.gov.uk.

Viewing Strictly via prior appointment through sole agents Nash Bond.

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SUBJECT TO CONTRACT



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